

**City of Newburyport
Planning Board
February 17, 2016
Minutes**

The meeting was called to order at 7:00 PM.

1. Roll Call

In attendance: James Brugger, Sue Grolnic, Doug Locy, Jim McCarthy, Leah McGavern, Andrew Shapiro, Bonnie Sontag, and Don Walters

Absent: Noah Luskin

Director of Planning and Development, Andrew Port was also present.

2. General Business

- a) The minutes of 2/3/16 were approved as amended. Bonnie Sontag made a motion to approve the minutes. James Brugger seconded the motion and six members voted in favor. Doug Locy and Leah McGavern abstained.

- b) ***Hillside Center (2016-SPR-03, 2016-SPR-04, 2016-SPR-05)
Site Plan Review Completeness Vote***

Paul Haverty, attorney, BBMT, 30 Green Street, appeared on behalf of the applicant. Three site plan review applications that represented three different lots had been integrated into one project. One plan was a 10-unit lodging house along Route 1, with Route 1 access, that would be transferred to the YWCA. A second plan represented the main part of the project with seven structures and 48 units. A third plan was the parking lot. A Special Permit had been requested. Members recognized that Section VI.C was not part of the completeness vote and would be reviewed later. Director Port said the package was thorough. He recommended a completeness vote. All three Site Plans would come before the board on March 2nd.

Andrew Shapiro made a motion to approve the completeness of all applications for Site Plan Review. Don Walters seconded the motion and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

3. Old Business

- a) ***Diamond Sinacori LLC c/o Lisa Mead, Esq.***

***151 High Street
Major Site Plan Review (2016-SPR-02)
(Continued from 2/3/16)***

The applicant requested a continuance to 3/16/16. Director Port had no objection.

Don Walters made a motion to continue the Major Site Plan Review to March 16th. James Brugger seconded the motion and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

***b) Chart House Development, LLC
23 Hale Street
Major Site Plan Review (2016-SPR-02)
(Continued from 2/3/16)***

Craig Pessina, founder, Chart House Development, LLC, 234 Middle Street, had responded to the peer review comments but had not heard back. He presented three colors for the building: a charcoal colored roof, ash gray for the building itself, and a royal blue line down the building. Trees would be planted on both Hale Street and in lieu of front parking spaces. He showed the building's blue, 72 inches x 45 inches sign on granite posts. The proposed lighting fixture pointed downward. Chairman McCarthy asked if the light fixtures were on the sides only and not on the ends of the building, particularly facing Hale Street? Mr. Pessina said lights would be on two sides of the building only, with no lights facing Hale Street. Director Port said the lighting specification sheet was unclear about whether the fixture would shed light horizontally. The stormwater review was not closed yet. He recommended a continuance until the Christiansen & Sergi review was complete.

Chairman McCarthy said 12 evergreens had been added. Waivers requested included a landscape architect and a photometric plan. He cared most that no lighting faced or reflected in the direction of Hale Street. Mr. Pessina said the sign at the street would not be lit. A rear parking space had been removed for a turnaround and handicap parking had been relocated. Chairman McCarthy said the engineering exchange remained open. Members and Director Port discussed the peer review response time.

Public comment opened.

Jim McCauley, 27 Storeybrooke Drive, confirmed the access was off Hale Street. Would the significant drainage issues on Hale Street be addressed? Mr. Pessina said yes, he was waiting for approval on drainage reports he had submitted. Mr. McCauley asked if sidewalks would be added? Mr. Pessina said no.

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Public comment closed.

Director Port said additional documentation on the lighting would be needed to verify there would be no horizontal light. He had not located any documentation showing the light would be fully cut off. Mr. Pessina said the Conservation Commission continued the project because the second round peer review comments had not arrived.

Bonnie Sontag made a motion to continue the Major Site Plan Review to March 2nd. Leah McGavern seconded the motion and all members voted in favor.

Motion Approved.

During the course of discussion and consideration of this application, plan(s), supporting material(s), department head comments, peer review report(s), planning department comments and other related documents, all as filed with the planning department as part of this application and all of which are available in the planning department, were considered.

4. Planning Office/Subcommittees/Discussion

a) Updates

Hillside, Towle, the City garage, NED, Waterfront West, and the Evergreen Golf Course projects were discussed.

Donald Little, 6 Cottage Court, asked when the public hearing for Hillside would be. Director Port and the board said a decision was made to reschedule Hillside for March 2nd.

5. Adjournment

Leah McGavern made a motion to adjourn. Doug Locy seconded the motion and all members voted in favor.

The meeting adjourned at 8:11 PM.

Respectfully submitted -- Linda Guthrie